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89 Notting Hill Gate, London, W11 3JZ

A GROUND FLOOR SHOP & 1ST FLOOR OFFICE DIRECT ONTO NOTTING HILL GATE ADJACENT TO NOTTING HILL GATE TUBE STATION

TO LET

Area: 741.00 FT² (68.84M²) | Rent: £47,500 per annum, exclusive |

- Fully glazed frontage
- Good ceiling height
- Open plan retail area
- 1st floor office
- Kitchenette
- W/C
- Security & fire alarm systems





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LOCATION:

The premises are situated on the southerly side of Notting Hill Gate in between the junctions with Hillgate Street and Kensington Church Street. Other local businesses include Ole & Steen, Pret a Manger, Paul Bakery, Leon, Itsu, MacDonalds, M&S Simply Food, Waitrose, Tesco Metro, Holland & Barrett, Boots, Caffè Nero, Egg Break, Mazi, Los Mochis, The Hillgate Pub, Eat Tokyo, Sugaring London, Kuro Coffee / Bakery / Eatery, Barclays Bank, HSBC, The Coronet Theatre and The Gate Picturehouse. Public transport is accessed via Notting Hill Gate tube station (Central, District and Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises (Use class E) forms part of a parade of shops positioned under the Gate Picturehouse. The shop has a fully glazed frontage direct onto Notting Hill Gate, which leads to an open plan retail area. The first floor is arranged as an office area with a mezzanine level, kitchenette and W/C. Currently fitted as a bubble tea outlet.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Shop	342.00	31.77
1st Floor Office	337.00	31.31
Mezzanine	62.00	5.76
TOTAL	741.00FT²	68.84M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

RENT: £47,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value £56,500 per annum
Rates Payable £28,928 per annum

NB - We strongly recommend that you verify the rates with The Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Elected for VAT

EPC: Available upon request.

CONTACT:

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